

SUBDIVISION ANALYSIS

August 26, 2009

S-11-2009

West Valley Crown Subdivision

2560 West 3360 South

R-1-4 Zone

10 Lots

BACKGROUND

Mr Larry Forkner, representing Utah Housing, and acting as an approved agent for West Valley Crown LLC, is requesting preliminary and final plat approval for the West Valley Crown Subdivision. The purpose for the subdivision is to create individual lots for the existing single family dwellings approved as part of the Westland Cove development.

STAFF/AGENCY CONCERNS:

The development site has existed for nearly 12 years. All public improvements were installed during the construction phase of the original project. Therefore, there are no staff and agency concerns.

ISSUES:

The subject property was approved as a single family detached housing development in 1998. Although housing units are separate from each other, they were approved as a single project having one owner.

As owner of the housing units, West Valley Crown LLC would like to subdivide the property in order to create individual lots. When this project was initiated, it was part of a 15 year lease-to-own housing program. In order to provide the ownership options associated with this program, the property needs to be subdivided into 10 individual lots.

When staff initially reviewed West Valley Crown's proposal, the zoning and lot width requirements could not be met. As a result, Mr. Forkner petitioned and received approval from the Planning Commission and City Council to rezone the property from the R-2-6.5 zone to the R-1-4 zone. The applicant also submitted a variance application to the Board of Adjustment who granted a number of frontage variances so that the subdivision of property could move forward.

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Access to the subdivision will be gained from 3360 South and from Evening Dove Circle. Both of these streets were improved to City standards when the Westland Cove development was approved in the late 90's. The Engineering Division will recommend that survey monuments be placed in the street and that all property corners be set as part of the new subdivision.

STAFF ALTERNATIVES:

- A. Approval of the West Valley Crown Subdivision subject to a resolution of any staff and agency comments.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.